

SHORTLAND HORNE

Trusted
Property Experts

SHORTLAND HORNE

34 Leamington Road

Stivichall CV3 6GG

34 Leamington Road
CV3 6GG

OPEN EVENING THURSDAY 12TH NOVEMBER 4PM-7PM CALL 02476 222123 Nestled on Leamington Road in the desirable area of Stivichall, Coventry, this stunning detached house is a remarkable new build by the award-winning developer O Flanagan Homes, completed in 2026. Spanning an impressive 2,700 square feet, this property offers a perfect blend of modern living and elegant design within a gated development.

Upon entering, you are greeted by three spacious reception rooms, providing ample space for relaxation and entertainment. The heart of the home is the open-plan kitchen and dining area, which is both stylish and functional. The exquisite Simply Burbidge Chartwell Faux In-Frame kitchen features Blum soft-close cabinetry, luxurious Calacatta Gold quartz worktops, and top-of-the-line Caple integrated appliances, including a fridge/freezer, wine cooler, and dishwasher. For added convenience, a Quooker boiling water tap is also included.

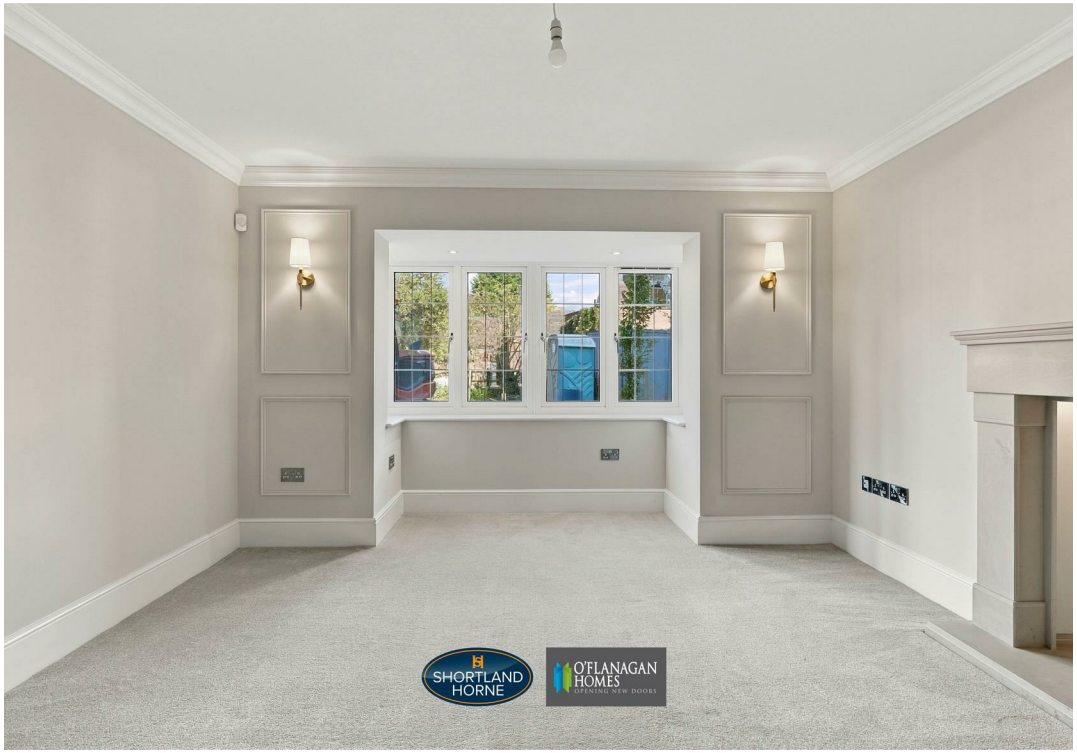
This home boasts five well-appointed bedrooms, with the master and the second bedroom featuring fitted wardrobes, ensuring plenty of storage space. The property includes three modern bathrooms, designed with comfort and style in mind. Additional highlights of this exceptional home include underfloor heating on the ground floor, Vaillant air source heat pumps, and PV panels, promoting energy efficiency. For those with electric vehicles, charging points are readily available, along with battery storage for added convenience.

With a 10-year structural warranty and an intruder alarm system, this property not only offers luxury but also peace of mind. This new build is an ideal choice for families seeking a contemporary lifestyle in a sought-after location. Don't miss the opportunity to make this exquisite house your new home.

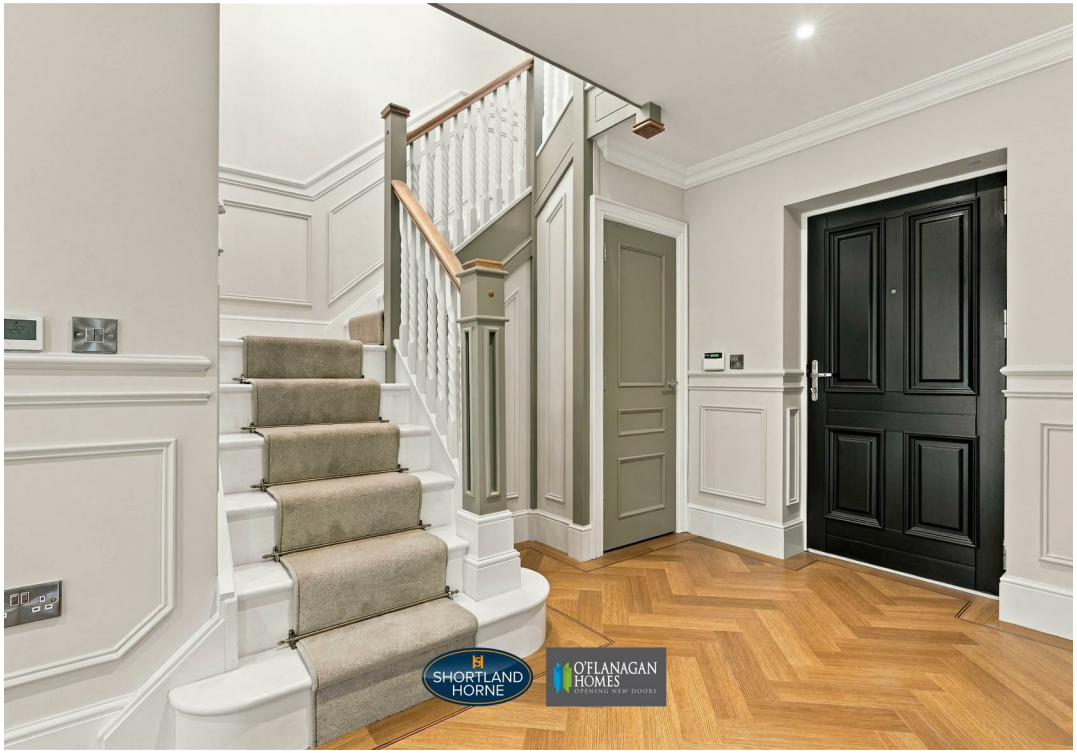
Please note there is a management charge £1000 a year to include maintenance of the gates.

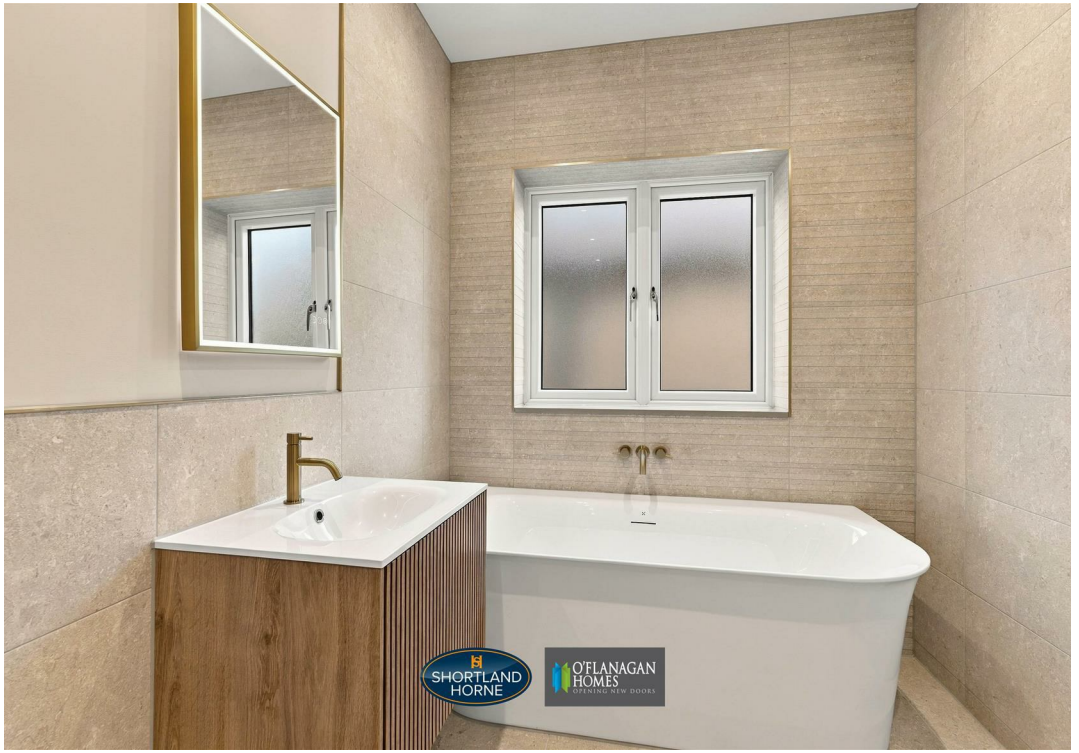
selling quality
property since 1995



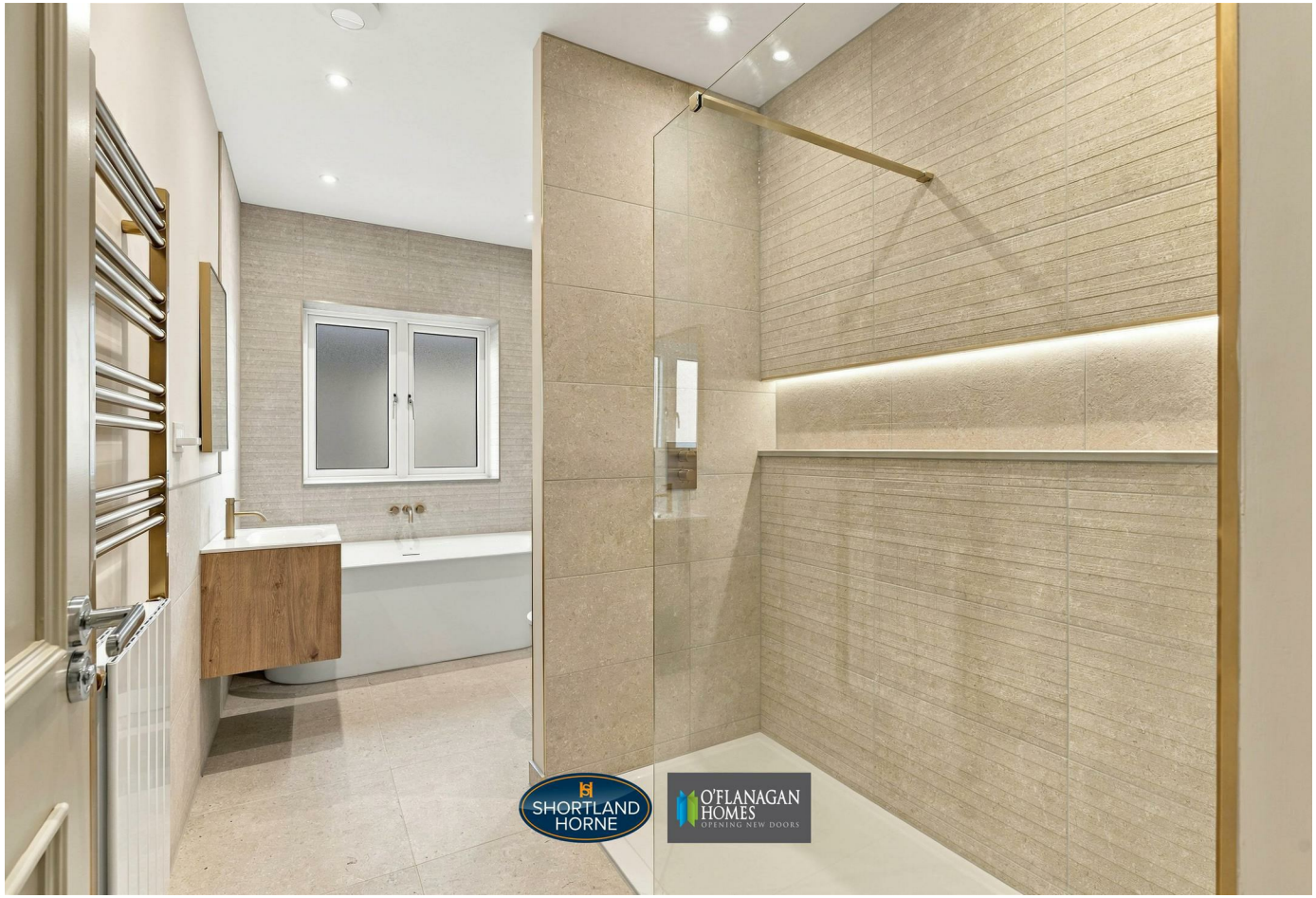




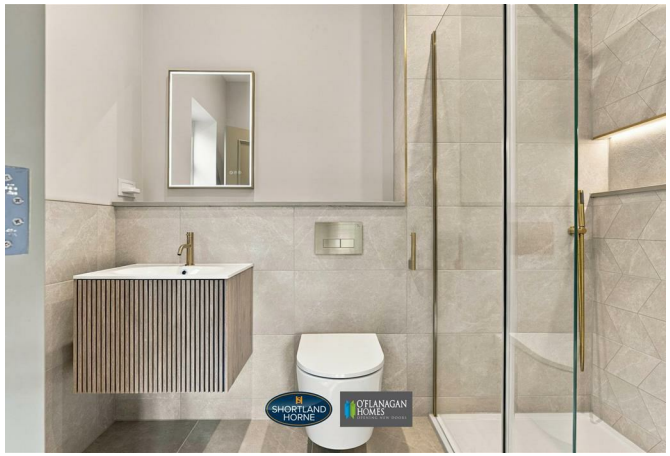





SHORTLAND HORNE
O'FLANAGAN HOMES
OPENING NEW DOORS







Dimensions

GROUND FLOOR

Entrance Hall

Living Room
4.55 x 4.01

Kitchen/Dining Room/Family Room
9.13 x 5.27

Snug

Utility Room

Study
3 x 2.54

Internal Garage
6.04 x 5.14

Downstairs Cloakroom

FIRST FLOOR

Master Bedroom
5.78 x 4.01

Ensuite
4.31 x 1.95

Dressing Room

Bedroom Two
5.27 x 4.25

Ensuite

Bedroom Three
5.41 x 4.17

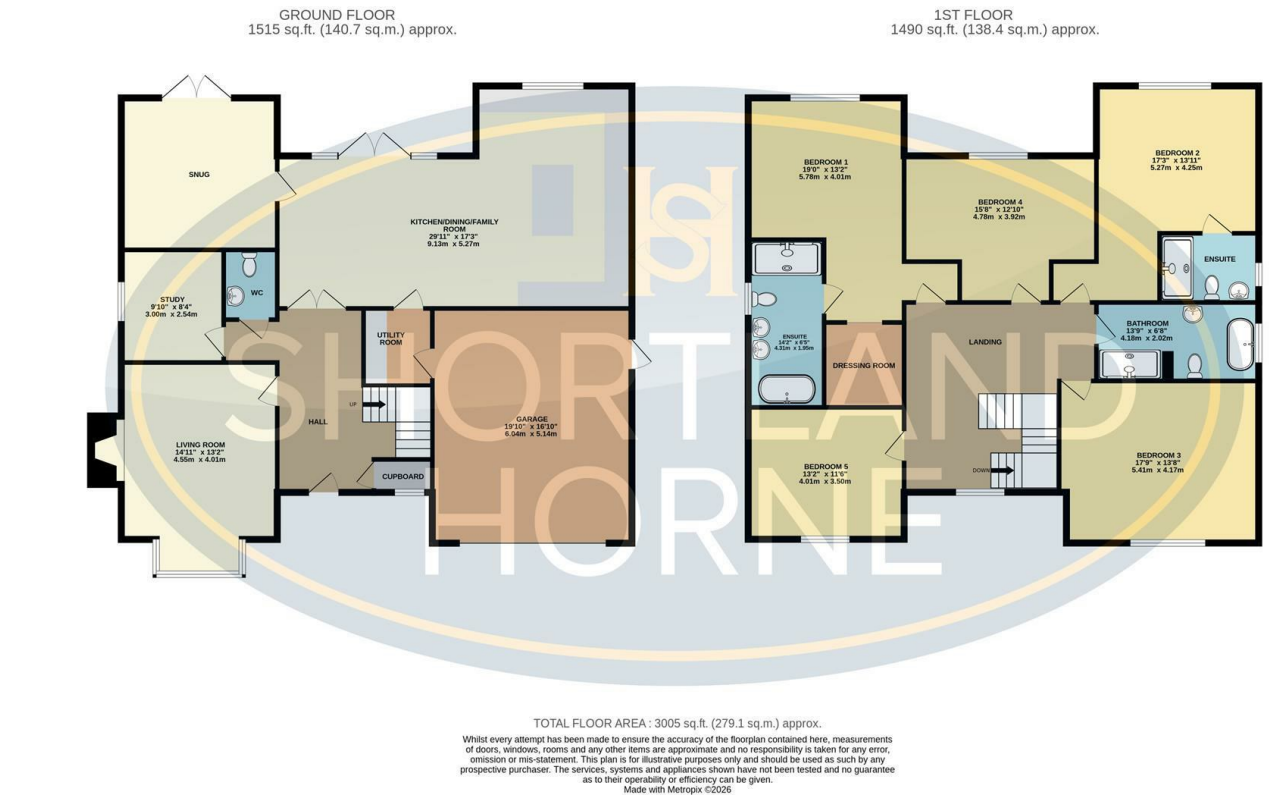
Bedroom Four
4.78 x 3.92

Bedroom Five
4.01 x 3.50

Family Bathroom
4.18 x 2.02

shortland-horne.co.uk

Floor Plan



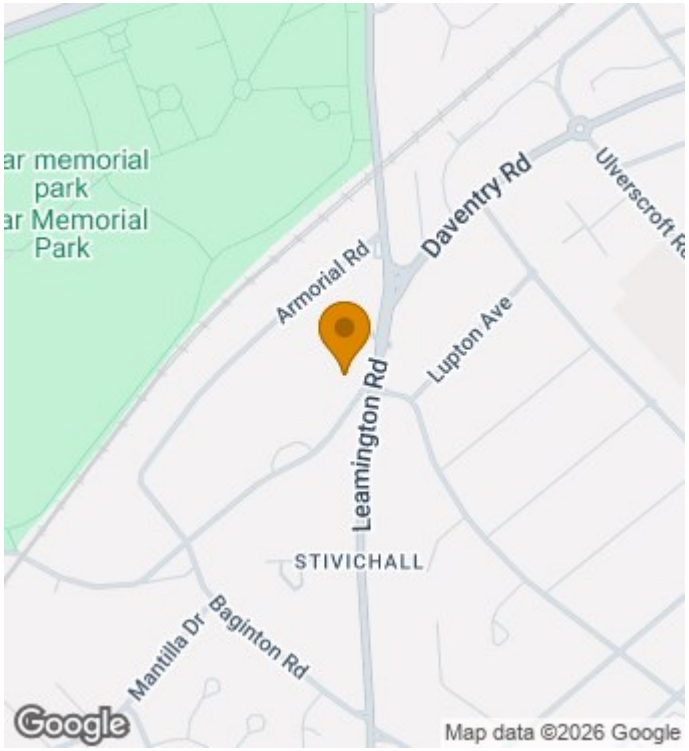
Total area: 2700.00 sq ft

Disclaimer

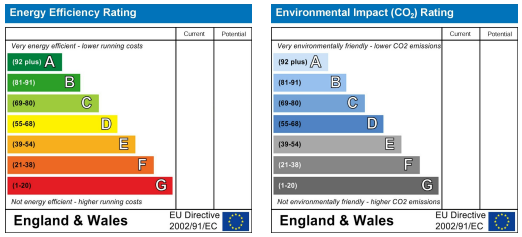
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



02476 222 123
lettings@shortland-horne.co.uk
shortland-horne.co.uk
@ShortlandHorne
Shortland-Horne

SHORTLAND HORNE

Trusted Property Experts